

079.A

0003

0049.1

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

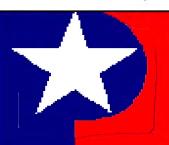
798,100 / 798,100

USE VALUE:

798,100 / 798,100

ASSESSED:

798,100 / 798,100

**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
49		BRATTLE ST, ARLINGTON

OWNERSHIP

Unit #: 1

Owner 1:	49 BRATTLE STREET LLC
Owner 2:	
Owner 3:	

Street 1: 49 BRATTLE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: BOZKURTIAN STEVEN A -

Owner 2: -

Street 1: 49 BRATTLE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1954, having primarily Clapboard Exterior and 2444 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o	R1	SINGLE FAMLY	100	Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0	Sq. Ft.	Site			0	0.	0.00	CC											G9					

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
343		0.000	798,100			798,100			290540
							GIS Ref		
							GIS Ref		
							Insp Date		
							11/29/18		

PREVIOUS ASSESSMENT

Parcel ID: 079.A-0003-0049.1

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	768,600	0	.	.	768,600	768,600	Year End Roll	12/18/2019
2019	343	FV	708,300	0	.	.	708,300	708,300	Year End Roll	1/3/2019
2018	343	FV	429,000	0	.	.	429,000	429,000	Year End Roll	12/20/2017
2017	343	FV	405,800	0	.	.	405,800	405,800	Year End Roll	1/3/2017
2016	343	FV	405,800	0	.	.	405,800	405,800	Year End	1/4/2016
2015	343	FV	382,700	0	.	.	382,700	382,700	Year End Roll	12/11/2014
2014	343	FV	382,700	0	.	.	382,700	382,700	Year End Roll	12/16/2013
2013	343	FV	382,700	0	.	.	382,700	382,700		12/13/2012

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOZKURTIAN STEV	49342-332		4/25/2007			1	No	No	
RILEY ROBERT J	48947-27		2/2/2007		337,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/15/2007	1052	Addition	40,000			G9	GR FY09	2 STORY ADD
10/4/2007	901	Dormers	78,000			G9	GR FY09	PORTION ASSESS W/5

ACTIVITY INFORMATION

Date:

Result:

By:

Name:

11/29/2018 MEAS&NOTICE

CC Chris C

3/10/2009 Meas/Inspect

197 PATRIOT

2/7/2008 External Ins

BR B Rossignol

</div

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH												
Type: 63 - Condo Office				Full Bath: 1	Rating: Very Good			STRUCTURE CONSULTING GROUP.																
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:																			
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																			
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																			
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good																			
Prime Wall: 2 - Clapboard				A HBth:	Rating:																			
Sec Wall: %				OthrFix: 1	Rating: Good																			
Roof Struct: 1 - Gable				OTHER FEATURES																				
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid Desc: # Units:																
Color: BEIGE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Frl:	Rating:			Other																
GENERAL INFORMATION				WSFlue:	Rating:			Upper																
Grade: C+ - Average (+)				CONDOS INFORMATION				Lvl 2																
Year Blt: 1954		Eff Yr Blt:		Location:				Lvl 1																
Alt LUC:		Alt %:		Total Units:				Lower																
Jurisdct: G9		Fact: .		Floor: M - Multi-Level				Totals	RMs:	BRs:	Baths: 1	HB	1											
Const Mod:				% Own: 50.000000000				REMODELING				RES BREAKDOWN												
Lump Sum Adj:				Name:				Exterior:				No Unit RMS BRS FL												
INTERIOR INFORMATION				DEPRECIATION				Interior:																
Avg Ht/FL: STD				Phys Cond: GD - Good	28. %	Additions:																		
Prim Int Wall: 2 - Plaster				Functional:	%	Kitchen:																		
Sec Int Wall: %				Economic:	%	Baths:																		
Partition: T - Typical				Special:	%	Plumbing:																		
Prim Floors: 15 - Carpet				Override:	%	Electric:																		
Sec Floors: %				Total: 28 %		Heating:																		
Bsmnt Flr: 12 - Concrete						General:																		
Subfloor:																								
Bsmnt Gar:																								
Electric: 3 - Typical																								
Insulation: 2 - Typical																								
Int vs Ext: S																								
Heat Fuel: 2 - Gas																								
Heat Type: 1 - Forced H/Air																								
# Heat Sys: 1																								
% Heated: 100				% AC:																				
Solar HW: NO				Central Vac:	NO																			
% Com Wall:				% Sprinkled:	0																			
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 079.A-0003-0049.1																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value							
More: N	Total Yard Items:													Total Special Features:					Total:					